



Date: November 25, 2008

To: PAC & Planning Board

From: Diana Moghrabi, Secretary

Minutes of the Faith Road Area Plan (FRAP)
Plan Advisory Committee (PAC) & Planning Board

The first Plan Advisory Committee meeting was held November 25, 2008, at City Hall second floor conference room to discuss the Faith Road Area Plan.

The following people were in attendance: Karen Alexander, Guy Fisher, Eddie Hampton, Louise Lesley, Robert Lesley, Joe Mathis, David Mayberry, Preston Mitchell, Diana Moghrabi, Hassan Mohamed and Craig Neuhardt.

Planning Board started by asking, “Do we develop a Faith Road corridor plan since Faith Road acts as a spine or should we look at the area from a broader ‘area plan’ perspective?” With staff guidance, Planning Board recommends an area plan instead of a corridor plan. The Faith Road Area Plan will be a guide for future development in the study area. Overall, how should Salisbury build out these estimated 718 acres? A plan can aide City Council in the decision-making process; they will ultimately have to adopt the plan. It is important to have community input for such a plan. There has been significant interest in building in this area – specifically along the Faith Road corridor, at the intersection of Jake Alexander and Innes, and along the Jake Alexander corridor.

This is not a political process or a budget process. This is not directed at any particular project or rezoning effort.

Preston Mitchell made boundary recommendations—I-85 to the west, the railroad tracks to the south, Stokes Ferry as the northern boundary, and the Granite Quarry line along the east. This uses natural as well as census boundaries which makes data gathering easier and cleaner. The character changes beyond Stokes Ferry. This can be altered at the committee’s recommendation.

Staff will send letters to property owners and renters in the area inviting them to a visioning session. They will be asked to respond to a questionnaire and provide their input on needs, desires, and concerns. Preston said he will speak to the pastor of Grace United Methodist Church; it is a central location and a possible location for future meetings.

Preston Mitchell presented a Power Point which described the area as a fairly young population that is 80 percent white and 16 percent African American. The housing is 94 percent occupied--63 percent are owner-occupied.

COMMITTEE COMMENTS

- Mr. Lesley believes the worst problem in the Faith Road area is the traffic problem at Avalon Road.
- A connection to Bendix Drive behind Food Lion could alleviate part of the traffic problem.
- Why stop at the railroad track? (Staff suggested the census information is one reason and the character another.) There is a large population in the area connected. Infrastructure needs improvement. There is a severing of Morlan Park Road.
- Connection is not possible to Old Salisbury because of the cul-de-sacs.
- Major/Minor Thoroughfare Plan should be considered in future discussions.
- Salisbury Vision 2020 Plan will be available for review.
<http://www.salisburync.gov/lm%26d/sals2020/index.html>
- Hassan said, "The reality is, renters are a part of the community. It is important to have caring renters. It is, however, paramount to have landlords involved. Get them involved if we can. If a neighborhood goes down we are all negatively affected."

In general, the mood of the nation has changed over the last few months. We have become aware of an economic crisis. Communities should be self-sustaining--food needs to be coming from closer to home. We must consider the future. The dynamic is changing. There are concerns about the over development of open space. We must have balance.

- Post meeting information on Access 16 and the cable channel.
- This committee needs African American representation.
- This committee needs to market the plan to the community.

The first visioning session in January 2009, on a Monday or Thursday at 7 p.m., will be announced later.